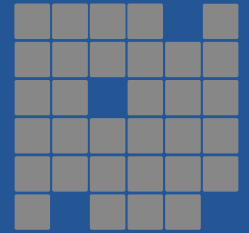


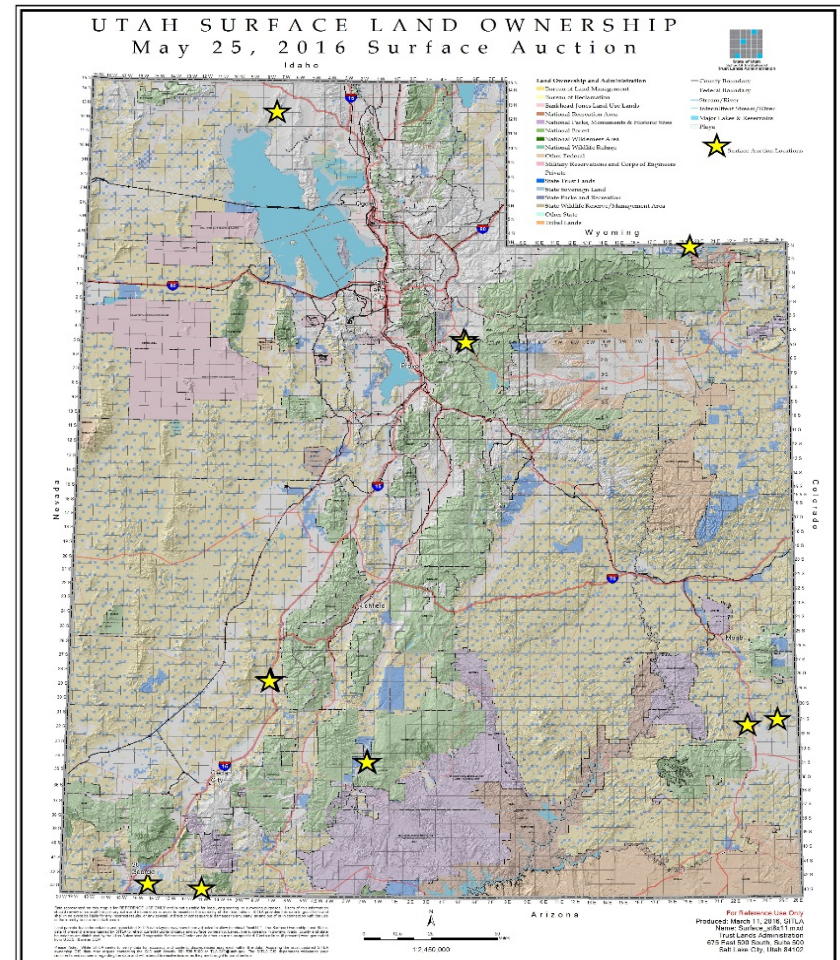
# UTAH TRUST LANDS

Upcoming Land Sale Auction

May 25, 2016



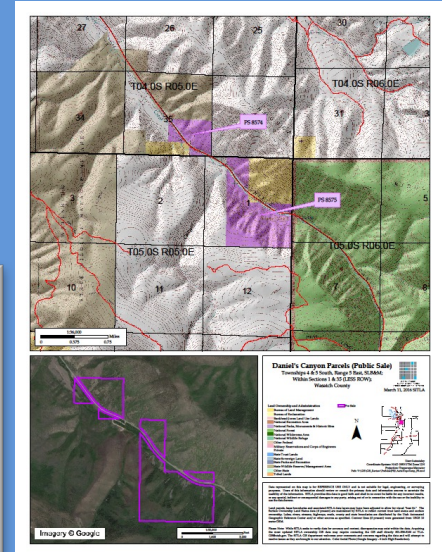
- **16 Properties to Be Sold**
- **This includes a 4-acre parcel in Washington County which is being sold on behalf of the Department of Agriculture**



# DANIEL'S CANYON

WASATCH COUNTY – 2 PARCELS (97.05 & 298.56 ACRES)

- Located on Highway 40 – 6 miles southeast of Heber
- Sold previously in 2006
- Purchaser defaulted in 2009





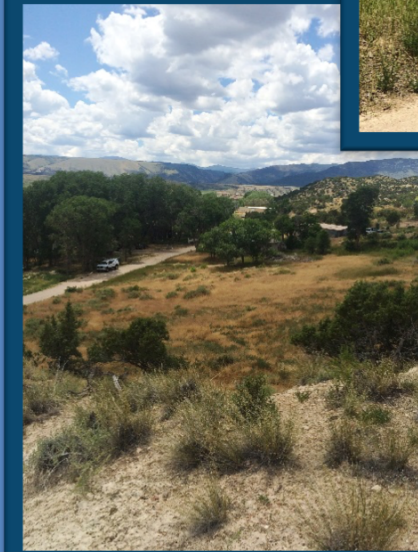
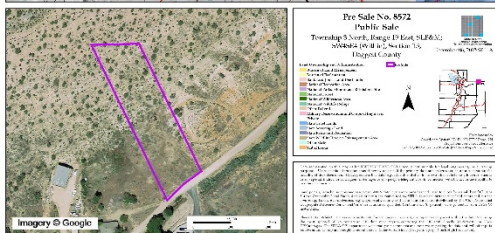
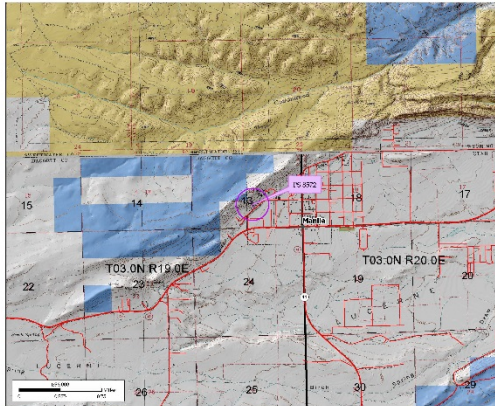
# MANILA WEST

## DAGGETT COUNTY – 1.10 ACRE

- Located within the town of Manila on 2<sup>nd</sup> North Street



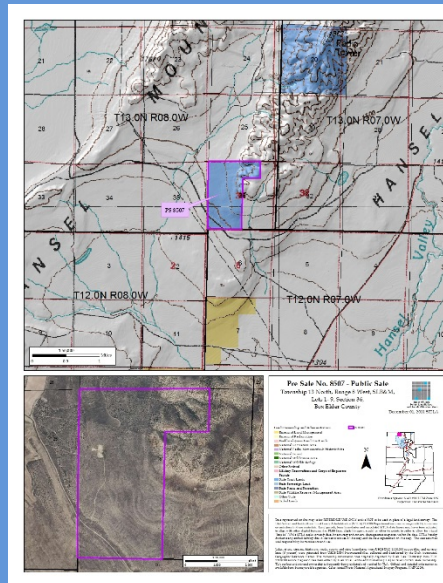
- Property donated from a private individual in September of 2015





# SOUTH HANSEL MOUNTAIN

BOX ELDER COUNTY – 371.55 ACRES

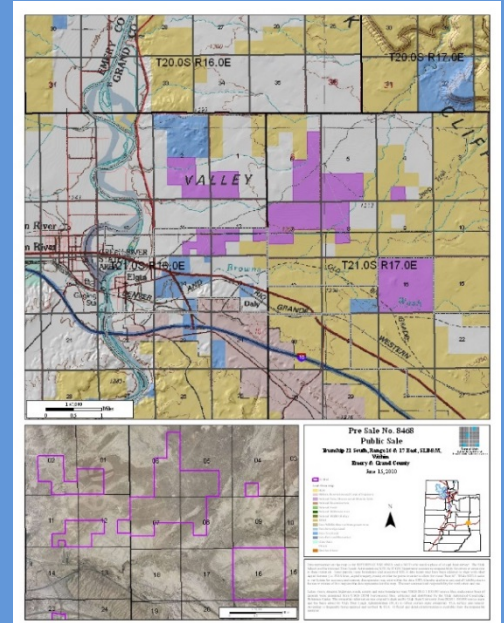


- Located 11 miles southeast of Snowville, near the southern end of the Hansel Mountains
- Previously sold in May of 2007
- The purchaser filed bankruptcy and forfeiture was approved in 2012
- Strong nuisance value

# COAL CANYON

EMERY AND GRAND COUNTIES – 2,491.42 ACRES

- Located near Green River, Utah
- Scattered parcels currently leased for agricultural use
- Other land in the area was sold at auction in June of 2015



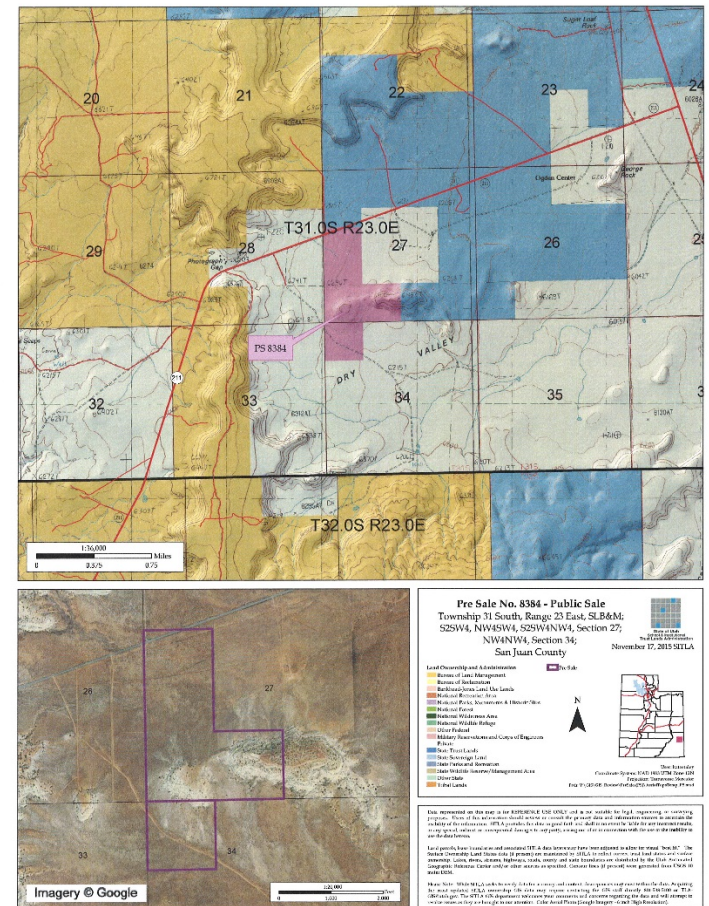


# PHOTOGRAPH GAP – PARCEL C

## SAN JUAN COUNTY – 180 ACRES



- 35 Miles South of Moab – On the road going to Canyonlands National Park
- Offered for sale in October of 2007 – Not Sold

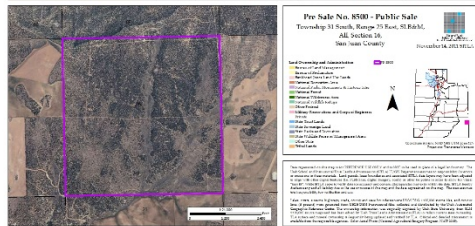
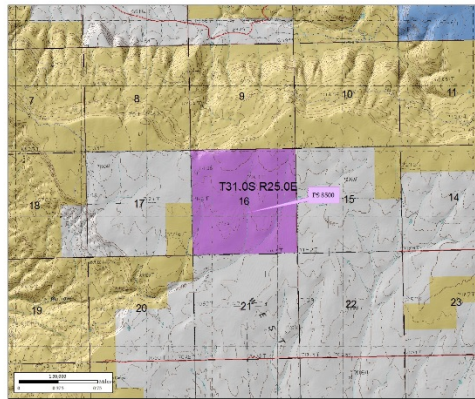




# IRON SPRING CANYON

## SAN JUAN COUNTY – 640.00 ACRES

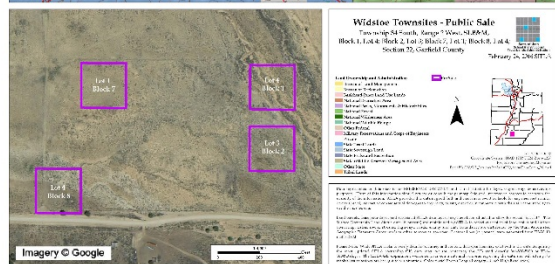
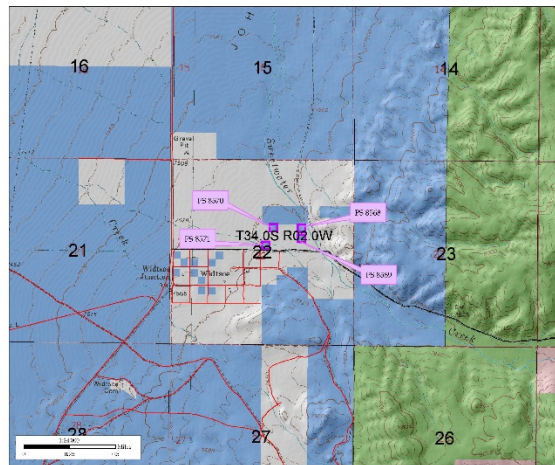
- Located 12 miles northeast of Monticello
- This parcel was offered in October of 2015
- The minimum bid did not meet the undisclosed acceptable price
- Since the auction, several interested parties have inquired



# WIDTSOE TOWNSITE

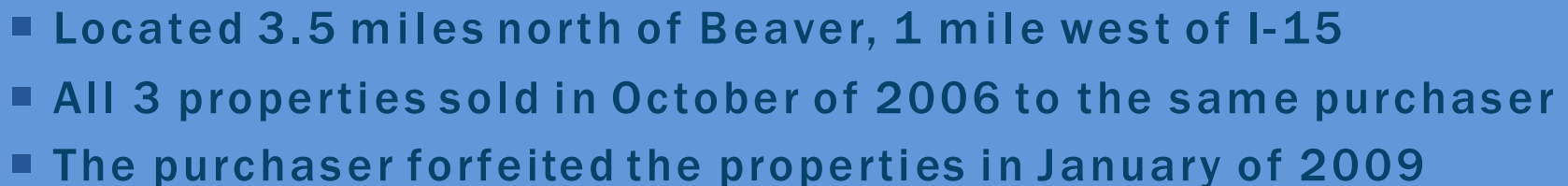
## GARFIELD COUNTY – 4 ONE-ACRE LOTS

- Located in the historic Widtsoe Townsite in John's Valley
- 13 miles north of the entrance to Bryce Canyon
- Several lots sold in this area since we began offering in 1998





## BEAVER COUNTY – 3 PARCELS (80, 80 & 40 ACRES)

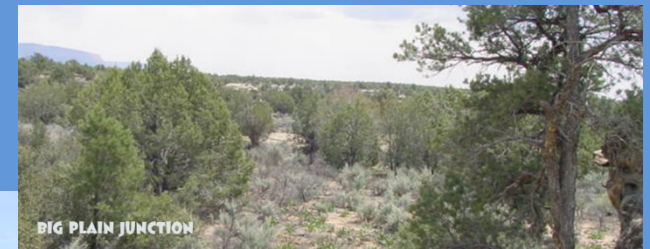
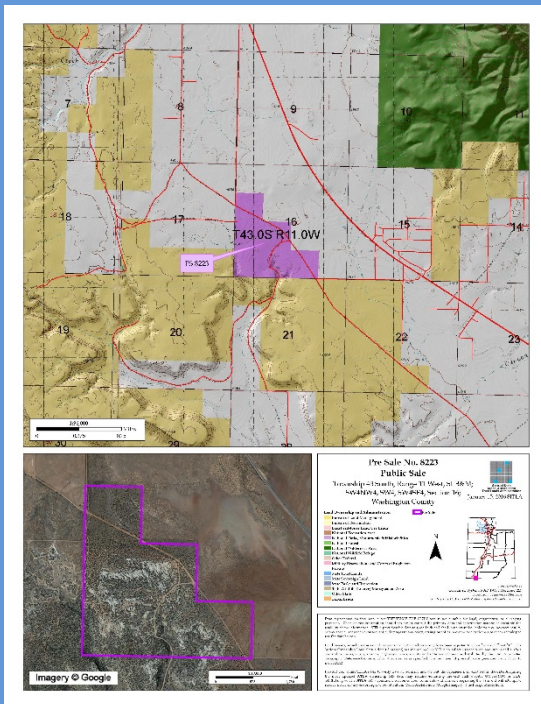




# BIG PLAIN – APPLE VALLEY

WASHINGTON COUNTY – 240.00 ACRES

- Within the city limits of Apple Valley, which is 18 miles east of Hurricane
- This parcel was offered in October of 2006. It was not sold.
- Numerous recreation opportunities in a great location.



# WARNER VALLEY

WASHINGTON COUNTY – 4 ACRES – DEPT OF AG PROPERTY

- This parcel is being sold on behalf of the Department of Agriculture and Food





# LAND SALE AUCTIONS

- Auctions typically held biannually
- In a data collection from 1998 to 2015, land is sold at auction at an average of 46% above appraisal and 33% above the minimum acceptable price



## Marketing of Auctions

- [ksl.com](http://ksl.com) and [landwatch.com](http://landwatch.com)
- Local and statewide newspapers
- Real estate publications
- Mail and Email to Agency listings





**QUESTIONS?**  
**THANK YOU**